



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

November 10, 1004

IN REPLY PLEASE
REFER TO FILE: **MP-6**
16.042

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**BIG DALTON WASH - PARCEL 93EX.13
SALE OF SURPLUS PROPERTY - CITY OF COVINA
SUPERVISORIAL DISTRICT 5
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Big Dalton Wash, Parcel 93EX.13 (2,582 square feet), located adjacent to the single-family residence at 16718 East Masline Street in the City of Covina, to be no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Parcel 93EX.13 to the adjacent property owners, Gabriel Quiroz and Maria Elena Quiroz, for \$5,000.
4. Instruct the Chairman to sign the enclosed Quitclaim Deed and authorize delivery to the Grantees.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the District to sell a parcel of surplus property along Big Dalton Wash to the adjacent property owners, Gabriel Quiroz and Maria Elena Quiroz.

The District acquired fee title to Parcel 93EX.13 as part of the land needed for the Big Dalton Wash project. Construction has been completed, and the subject parcel lies outside of the required right of way. The adjacent property owners, who requested to purchase this property, are considered to be the logical purchasers.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price of \$5,000 represents the market value. This amount has been paid and deposited into the Flood Control District fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402(c), a notification of the proposed sale was submitted to the City of Covina Planning Department for its report as to conformance with the adopted General Plan. Since no answer was received within the 40-day period as stipulated in this Section, it is conclusively deemed the proposed sale is in conformance with the adopted General Plan.

Parcel 93EX.13 is no longer needed for the purposes of the District. This sale is not considered adverse to the District's purposes and will not hinder the use of the channel for possible transportation, utility, or recreation corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbon and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

The sale of this property is categorically exempt from CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of the State CEQA Statutes and Guidelines.

The Honorable Board of Supervisors
November 10, 2004
Page 3

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the District's best interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chairman and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE
Interim Director of Public Works

AT:bw
P6:2873CBRDLTR

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

RECORDING REQUESTED BY
AND MAIL TO:

Mr. and Mrs. Gabriel Quiroz
16718 Masline Street
Covina, CA 91722

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

Assessor's Identification Number:
8410-035-904 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to GABRIEL QUIROZ and MARIA ELENA QUIROZ, husband and wife, all its right, title, and interest in and to all that real property in the City of Covina, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

BIG DALTON WASH 93.EX.13
I.M. 144-297
S.D. 5 M0221093

KR:\lb\Title\Conf\BIG DALTON 93EX.13

By _____
Deputy

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By _____
Deputy

APPROVED as to title and execution, _____, 20____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division MARTIN J. YOUNG Supervising Title Examiner III By _____
--

EXHIBIT A

BIG DALTON WASH 93EX.13

16-RW 10

A.P.N. 8410-035-904 (Portion)

T.G. 598 (H3)

I.M. 144-297

Fifth District

M0221093

LEGAL DESCRIPTION

PARCEL NO. 93EX.13 (Quitclaim of a portion of fee):

That portion of Lot 143, Tract No. 19943, as shown on map filed in Book 519, pages 8, 9 and 10, of Maps, in the office of the Recorder of the County of Los Angeles, within the following described boundaries:

Beginning at southeasterly corner of Lot 138, of said tract; thence southerly along the southerly prolongation of the easterly line of said Lot 138, a distance of 44.49 feet to a curve concentric with and 36.00 feet northerly, measured radially, from that certain curve in the centerline of Big Dalton Wash shown as having a radius of 1800.00 feet, on said map; thence westerly along said concentric curve through a central angle of 1°53'37", an arc distance of 58.30 feet to the southerly prolongation of the westerly line of said Lot 138; thence northerly along last said southerly prolongation to the southwesterly corner of said Lot 138; thence easterly along the 1727.50-foot radius curve in the southerly line of said Lot 138 through a central angle of 1°53'04", an arc distance of 56.82 feet to the point of beginning.

Containing: 2,582 ± s. f.